

**LEASING INCENTIVES**

*Leasing Incentives*

**FOR LEASE  
40,000 SQ. FT.  
213 COOL SPRINGS RD.  
O'FALLON, MO**



- **Lease price: \$3.95 Sq. Ft. triple net rent.**
- **3,290 sq. ft. office including 1,330 sq. ft. air conditioned workroom.**
- **2,000 sq. ft. deck for storage.**
- **Steel insulated dock and drive-in doors. Excellent dock access.**
- **Three phase electric – 120/208.**
- **Additional parking available.**
- **4" fiberglass insulation with vinyl backing, 20-year steel roof system, natural gas heat, and efficient 400 watt metal halide lighting.**
- **Exhaust and ceiling fans. 24 ft. eave height.**
- **Certified fire sprinkler system, high piled storage rated.**
- **Great industrial area. Neighbors include Tri-State Hospital Supply, Elite Tool, and Beltmax.**
- **Labor available to install gas lines, air lines, and electrical needs for your manufacturing customer's specifications.**
- **Roll majority of relocation costs into the lease of the site.**

**DIRECTIONS:** Take Hwy. 70 West to new TR Hughs exit North, left on Cool Springs Road. Four minutes to Interstate 70.

**CONTACT:  
BILL DAVIS**

**Wm. T. Davis - Broker  
2209 Droste Rd., St. Charles, MO 63301  
(636) 949-0680 (Office)  
(636) 949-6706 (Fax)**

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.